

# *Buckeye* VISIONS

QUARTERLY  
NEWSLETTER

**BUCKEYE** IN  
ARIZONA

WINTER 2005 / 2006

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A word from

## THE DIRECTOR

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RICHARD CHAPMAN

### THINGS ARE HEATING UP IN BUCKEYE THIS WINTER ...

The last few months have brought a wonderful mix of business development activity to the Town. We have seen the pace of economic diversification increase as demographic forces are helping to bring several new and enhanced clusters to our community. These new sectors include:

1) *Retail Power Centers*

On the heels of the approval of Vestar's Sundance Towne Center project at Interstate 10 and Watson Road, a new 750,000 square foot project at the southeast corner of Verrado Way and Interstate 10 is planned to house a Super Target. In addition, we are working with three other retail center clients.

2) *Knowledge Centers*

The Maricopa Community College District announced a proposed site for a future Buckeye site on the northeast corner of Southern Avenue and Turner Road. We also have begun collaborating with Arizona State University on two initiatives: the feasibility of a future Buckeye campus, and the formulation of an economic strategic plan with ASU's Global Institute for Sustainability.

3) *Intermodal Logistics Centers*

Union Pacific has been increasingly active in discouraging residential developments adjacent to rail-dependent employment centers and they have formally called for this protection for the possible expansion of rail facilities.

4) *Professional Services Centers*

The first office park in Buckeye (see page 4) is scheduled for groundbreaking at Watson Road and Sundance Avenue.

5) *Hospitality and Recreation Centers*

Verrado developer DMB Associates announced the sale of a 56-acre site in Buckeye to Intrawest Corp. (see page 6), which has plans for a resort village.

In addition to these promising developments, we continue to aggressively target aviation/aerospace, healthcare, information technology and advanced manufacturing. We are also seeking niche industries such as energy and agri-biotech opportunities.

Stay tuned for more excitement to come ...

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Introducing  
**BOB BUSHFIELD**

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COMMUNITY DEVELOPMENT DIRECTOR

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BOB BUSHFIELD

Bob Bushfield recently joined the Town of Buckeye staff as the new Community Development Director. Mr. Bushfield served as interim director for three months before deciding to apply for the position full time in September. He most recently served as the Director of Permits and Plan Review for the City of Scottsdale until his retirement last December after 32 years of public service. Bob earned degrees from the University of South Dakota and Central Michigan. He also completed a mid-career Senior Executive Leadership Program at Harvard in 1987.

Mr. Bushfield said that he was intrigued by the opportunity to work as the interim Community Development Director for Buckeye. He said that the Town was poised to become one of the premier communities in central Arizona. "I guess I got hooked," Bushfield said. "It was an opportunity to work for a town that now finds itself on the eve of becoming a diverse full-service community and a critical part of the region's metropolitan fabric. Opportunities to participate in the formative development of communities like Buckeye are very rare and really give professional planners an opportunity to leave a legacy."

"Pursuing and achieving a balance of housing to jobs is critical to sustaining an economically healthy Buckeye," Bushfield said. "Our goal must be to maintain a community that is a desirable place to live and raise a family and that can only be accomplished if people can live and work in the same community. We don't want Buckeye to become just another suburban community, dominated by houses with the people having to drive into Phoenix everyday for jobs."

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Buckeye is guided by the principles of  
Thoughtful Growth.

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*Town of Buckeye's First*  
**CORPORATE CENTER**

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GROUNDBREAKING PLANNED FOR FIRST QUARTER 2006

Pointing to increasing inquiries by medical professionals and representatives of other service industries, Town officials anticipate the groundbreaking of Buckeye's first corporate center in the first quarter of next year.

Richard Chapman, Town director of economic development, said the 65,000 square foot, two-story Class A office building will be constructed on the southeast corner of Watson Road and Sundance Avenue.

"We've had an increased interest level from dentists, title companies, pediatricians and real estate companies about the possibility of providing lease and office condo purchase here in the town," Chapman said. "Wilson Property Services Inc. is making the commercial development of this 'first' in town history a reality."

The office building can be divisible to 1,500 square feet. It affords easy access to Interstate 10 and connecting freeways and it is near several master-planned communities. The site is across Watson Road from Vestar Development's Sundance Towne Center, a 660,000 square-foot retail development.

Plans for future development on the nine-acre site – at the northeast corner of Watson and Yuma Roads – include six stand-alone office condos for sale, ranging in size from 3,200 to 9,800 square feet.

For further information about the options available in the Buckeye Corporate Center, contact Chris McClurg of Lee & Associates Commercial Real Estate Services, at 602-954-3766 or [cmclurg@lee-associates.com](mailto:cmclurg@lee-associates.com).



*Coming to Buckeye in 2006*

## A NEW SUN CITY

COMMUNITY WILL FOCUS ON NEEDS AND INTERESTS OF TODAY'S ACTIVE ADULTS

ON AVERAGE, DEL WEBB DEBUTS A SUN CITY ONLY ONCE EVERY 10 YEARS. IN THE NEAR FUTURE, HOWEVER, YOU'LL SEE TWO OPENING AT ABOUT THE SAME TIME IN THE VALLEY. COMING TO THE WEST VALLEY IS SUN CITY FESTIVAL, AND TO THE EAST IS SUN CITY ANTHEM AT MERRILL RANCH. BOTH ARE LARGE-SCALE ACTIVE ADULT COMMUNITIES THAT WILL OFFER THE UNPARALLELED RESORT-STYLE LIVING THAT DEL WEBB IS KNOWN FOR.

"As the needs and interests of active adults have evolved over the past four decades, so have our Sun City communities," said Deborah Blake, Arizona Area Vice President of Marketing. "Both Sun City Festival and Sun City Anthem will include options for staying physically fit, exploring new interests, making friends and continuing education."

Sun City Festival, the second Sun City to open in 2006, will be in Buckeye and is the successor community to Sun City Grand. Offering a wide range of homes and amenities, the 3,100-acre master-planned community will place a strong emphasis on health, wellness, and personal enrichment. A Preview Center for Sun City Festival will be open in December at the Sun City Grand Sales Center, providing interested homebuyers a chance to learn about the community before it opens. Sales at Sun City Festival will start in spring of 2006.

Residents of Sun City Festival will enjoy a 31,000-square foot community center, an expanded Lifelong Learning Academy with a technology center, a large fitness center and the Sun Health Wellness Center. Outdoor amenities will include pickle ball, lawn bowling, bocce ball, an outdoor amphitheater, miles of walking trails, resort and lap pools, and sports courts such as tennis, basketball and volleyball. The community will also be home to two 18-hole championship golf courses and a 15,000-square foot golf clubhouse with a restaurant and golf pro shop. Set near the majestic White Tank Mountains, Sun City Festival is scheduled to include 7,200 homes in the emerging West Valley. For more information about Sun City Festival call 866-450-9322 or visit [www.delwebb.com/suncityfestival](http://www.delwebb.com/suncityfestival).

*Intrawest Corporation*  
**SELECTS VERRADO**

AS SITE FOR LUXURY DESTINATION RESORT

DMB Associates, Inc., of Scottsdale, Arizona, and Intrawest Corporation of Vancouver, British Columbia, have entered into a purchase agreement for 56 acres of land within the community of Verrado for the development of a unique destination resort unlike any other in Arizona.

Under the agreement, Intrawest, a world leader in destination resorts and adventure travel, will work with Verrado to create a resort village in phases to accommodate 800 to 900 residential townhomes, golf villas and condominium hotel units; nearly 40,000 square feet of commercial space for restaurants and a mix of retail shops; a proposed conference center totaling more than 35,000 square feet; and a full-service destination spa.

"Intrawest's participation at Verrado cements our community's status as a true destination for local and regional residents and tourists from around the country," said John Bradley, Verrado general manager and vice president of DMB, the developer of Verrado. "We'll be working as partners to expand the Main Street experience, add more quality restaurants and retailers, and provide a modern conference center in the West Valley for local businesses to host meetings and other functions."

"The location, attention to detail and the quality of development makes Verrado an ideal addition to our network of world-class resort properties," said Dave Greenfield, executive vice president with Intrawest. "The community's sophistication, superb golf course and outdoor activities and proximity to nearby population centers make it an ideal setting for a year-round destination resort."

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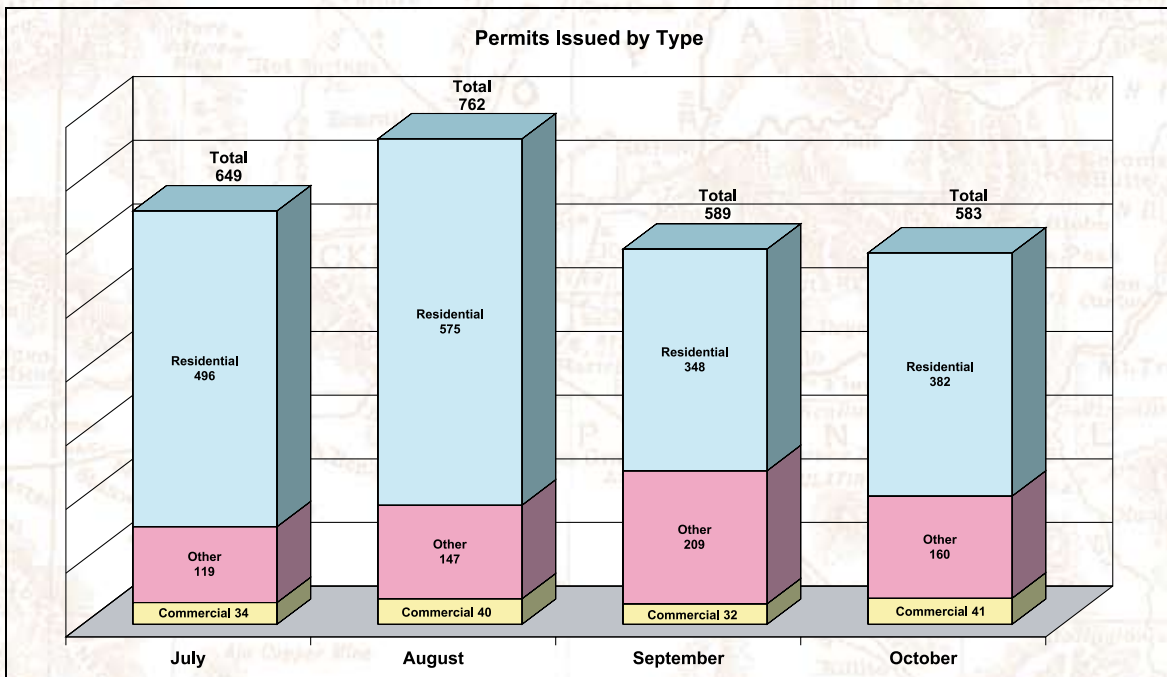
**BUCKEYE**  
ARIZONA

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Working with Verrado planners and following its architectural design guidelines, the resort will be seamlessly incorporated into the community over the coming decade. The overall village resort concept focuses on the expansion of existing amenities, in this case, Verrado's Main Street District, Greenfield said. The resort will enlarge and enhance the community's dining, retail and entertainment experiences by attracting 30 to 40 unique local and regional restaurateurs, retailers and businesses that will bring the flavor of the Southwest to the village. A full schedule of events, including concerts, outdoor activities, movies and festivals, also is a critical part of Intrawest's strategy to create an energetic village experience. In essence, the resort will animate the entire community.

"Our excitement about working with Intrawest is further bolstered by their desire and commitment to embrace our sensibilities and town-building concepts," Bradley said. "They understand why Verrado works and how they can be a part of our community."

## BUILDING PERMIT ACTIVITY



**BUCKEYE** <sup>18</sup>/<sub>88</sub>  
ARIZONA

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